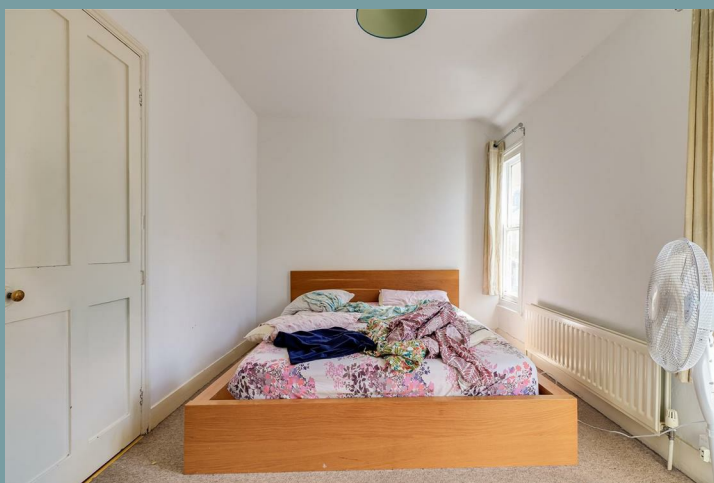


Bush & Co.



96 York Street, Cambridge





Guide Price £395,000 Freehold

About the Property

The accommodation begins with an entrance hall leading into a spacious living room, featuring a full-width window, an attractive exposed brick feature wall with shelving, useful understairs storage, and stairs rising to the first floor. To the front of the house is a separate dining room with twin sash windows, a fireplace and fitted cupboards to either side, creating an ideal space for family time.

The kitchen is fitted with a range of wooden units and offers space for a dishwasher, washing machine, electric oven and hob, and a freestanding fridge-freezer. Open shelving provides additional storage. A door leads to the low-maintenance rear garden, which features an area of artificial lawn, an external storage cupboard and rear access.

To the first floor, the central landing provides way to two generous double bedrooms and a useful storage cupboard housing the combination boiler. The principal bedroom spans the full width of the property and benefits from sash windows overlooking the front aspect. The family bathroom comprises a bath with shower over, WC and wash hand basin.

York Street is a desirable road situated in a prime location within easy reach of the city centre. The area is currently experiencing a surge in development investment, with both the Grafton and Beehive centres proposing large-scale world-class science hubs as well as further general commercial and residential improvement schemes. The historic city centre is a short walk away, as is the mainline railway station, the retail park and multiple green spaces including Parker's Piece.

Tenure; Freehold

Services: Mains water, drainage, gas and electricity.

Council Tax;C

Property Highlights

- No onward chain
- Two double bedrooms
- Gas central heating
- Sought after location
- Low maintenance garden
- Victorian Terrace

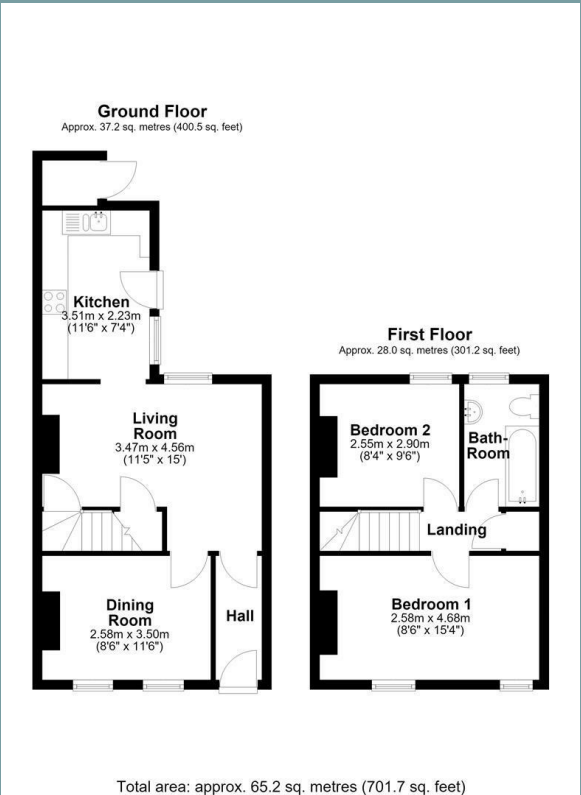
Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
Viewing - By appointment

96 York Street, Cambridge



Exceptional service in Cambridge and the surrounding villages

At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

- Honest valuations with a true market assessment
- Bespoke individual marketing
- Premium and featured listing status

- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

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01223 246 262
sales@bushandco.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	75
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC